

**CARMEL CITY CODE**  
**CHAPTER 10: ZONING & SUBDIVISIONS**  
**ARTICLE 1: ZONING CODE**  
**CARMEL ZONING ORDINANCE**  
**CHAPTER 20A: I-1/INDUSTRIAL DISTRICT**

- 20A.00 I-1/Industrial District.
- 20A.01 Permitted Uses.
- 20A.02 Special Uses & Special Exceptions.
- 20A.03 Accessory Buildings and Uses.
- 20A.04 Height and Area Requirements.
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- 20A.06 Emission Standards.

**20A.00      I-1/Industrial District.<sup>1</sup>**

20A.00.01      Purpose and Intent.

The purpose of this district is to provide for a wide variety of industrial, commercial and office uses, but to restrict or prohibit those industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district. The intention of this district is to preserve the land in the district for industrial, commercial, and office uses and to exclude residential use. However, no new such districts shall be created after August 18, 1982, in accordance with amending **Ordinance No. Z-184.**

20A.00.02      Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground located within the corporate limits of the City of Carmel, Indiana, and within the I-1 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Development Plan (DP) shall not be materially or substantially changed or altered without the prior approval of the Commission. The Development Plan shall address the comprehensive arrangement of land uses, buildings, landscape areas, road and parking areas in accordance with harmonious and aesthetic principles of the ADLS.
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground located within the corporate limits of the City of Carmel, Indiana, and within the I-1 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) shall not be materially or substantially changed or altered without the prior approval of the Commission.

<sup>1</sup> Section 20A.00 amended per Ordinance No. Z-411-03, §a; Z-453-04, §bh.

20A.00.99 Application Procedure.

A. Development Plan. See *Section 24.99(A): Development Plan.*

B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

## **20A.01 Permitted Uses.<sup>2</sup>**

See *Appendix A: Schedule of Uses.*

20A.01.01 Minimum Area Requirements: None.

20A.01.02 Other Requirements: None.

## **20A.02 Special Uses & Special Exceptions.<sup>3</sup>**

A. See *Appendix A: Schedule of Uses.*

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

20A.02.01 Minimum Area Requirements:

<u>Use</u>	<u>Minimum Area</u> (Acres)
Junk or material and/or salvage yard	Ten (10)
Penal or correctional institution	Eighty (80)
Commercial sanitary landfill or refuse dump	Forty (40)

20A.02.02 Other Requirements: None.

## **20A.03 Accessory Buildings and Uses.<sup>4</sup> See also *Section 25.01.***

## **20A.04 Height and Area Requirements. (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)**

20A.04.01 Maximum Height: Sixty (60) feet.

20A.04.02 Minimum Front Yard: Fifteen (15) feet.

20A.04.03 Minimum Side Yard:

1. Industrial or Business use or zoning abutting premises: None;

2. Residential use or zoning abutting premises: Five (5) feet.

20A.04.04 Minimum Rear Yard: Fifteen (15) feet.

20A.04.05 Maximum Lot Coverage: Ninety percent (90%) of the lot.

<sup>2</sup> Section 20A.01 amended per Ordinance No. Z-320; Z-415-03, §ar.

<sup>3</sup> Section 20A.02 amended per Ordinance No. Z-320; Z-365-01; Z-415-03, §as; Z-453-04, §bi.

<sup>4</sup> Section 20A.03 amended per Ordinance No. Z-369-02, §aj.

**20A.05      Parking and Loading Berth Requirements.** (see *Chapter 27: Additional Parking & Loading Regulations* for additional requirements):

20A.05.01      All commercial, industrial and warehouse and storage facilities:

1.      3,000 - 15,000 square feet of gross floor area: One (1) berth.
2.      15,001 - 40,000 square feet of gross floor area: Two (2) berths.
3.      Each additional 40,000 square feet: One (1) additional berth.

20A.05.02      Office Buildings:

1.      100,000 or less square feet gross floor area: One (1) berth.
2.      100,001 - 300,000 square feet gross floor area: Two (2) berths.
3.      Each 200,000 additional square feet: One (1) additional berth.

**20A.06      Emission Standards.**

20A.06.01      Fire Hazards. The storage, utilization or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided that said materials shall be stored, utilized or manufactured in a manner approved by the State Fire Marshall and the State Administrative Building Council.

The storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the following standards, exclusive of storage of finished products in original sealed containers:

Total capacity of flammable materials permitted (gallons):\*

<u>Industries engaged in storage and distribution storage and distribution of such materials</u>	<u>Above ground</u>	<u>Underground</u>
Materials having a flash point above 190° F	100,000	400,000
From and including 105° F to and including 190° F	50,000	200,000
Materials having a flash point below 105° F	20,000	100,000

Industries engaged utilization  
and manufacture of flammable  
materials

	<u>Above ground</u>	<u>Underground</u>
Materials having a flash point above 190° F	50,000	400,000
From and including 105° F to and including 190° F	10,000	200,000
Materials having a flash point below 105° F	5,000	100,000

\*When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet (at S.T.P.) permitted shall not exceed three hundred (300) times the gallon quantities listed above.

20A.06.02 Water Pollution. No operation or activity permitted in the I-1 District shall discharge, or cause to be discharged, liquid or solid wastes into public waters unless in compliance with the provisions of the Stream Pollution Control Law of the State of Indiana (Chapter 214, Acts of 1943, as amended) and the regulations promulgated thereunder. Plans and specifications for proposed sewage and industrial waste treatment and disposal facilities shall be submitted to and approval obtained from the Stream Pollution Control Board of the State of Indiana, as well as the approval of the appropriate authority accepting the waste materials.

20A.06.03 Explosive Materials. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically licensed by the City of Carmel. Such activity shall be conducted in accordance with the rules promulgated by the State Fire Marshall and the State Administrative Building Council. Said materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMX, PETN and picric acid; propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds such as acetylides, telrazoles and ozonides; strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates and hydrogen peroxide in concentrations greater than thirty-five percent (35%); and, nuclear fuels and fissionable materials and products including reactor elements such as Uranium 235 and Plutonium 239.

The restrictions of this Section shall not apply to:

1. the activities of site preparation or construction, maintenance, repair, alteration, modification or improvement of buildings, equipment or other improvements located on the premises;
2. the operation of motor vehicles or transportation facilities;
3. conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; and
4. safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

**CHAPTER 20A: I-1/INDUSTRIAL DISTRICT  
AMENDMENT LOG**

<b>Ordinance No.</b>	<b>Docket No.</b>	<b>Council Approval</b>	<b>Effective Date</b>	<b>Sections Affected</b>
Z-320		July 11, 1997	July 11, 1997	20A.01; 20A.02
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	20A.02
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	20A.03 Spring 2002 v2
Z-411-03	95-03 OA	July 21, 2003	August 20, 2003	20A.00.02 Summer 2003 v1
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	20A.01; 20A.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	20A.00.99; 20A.02 Summer 2004 v1